

Resolution No.:	<u>17-695</u>
Introduced:	<u>March 12, 2013</u>
Adopted:	<u>March 12, 2013</u>

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Burtonsville Sectional Map Amendment (G-955)

OPINION

Sectional Map Amendment (SMA) G-955 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Burtonsville Crossroads Neighborhood Plan. The SMA application covers approximately 191 acres, of which approximately 72.29 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Burtonsville Crossroads Neighborhood Plan on December 4, 2012. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Burtonsville Crossroads Neighborhood area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Burtonsville Crossroads Neighborhood Plan by the County Executive, the District Council held a public hearing on September 20, 2012, wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-955 was filed on January 17, 2013 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Burtonsville Crossroads Neighborhood Plan. The Council held a public hearing on the SMA for the Burtonsville Crossroads Neighborhood Plan on February 26, 2013. All testimony submitted was in support of the SMA.

The Council considered the Sectional Map Amendment at a worksession held on March 12, 2013. The Council finds Sectional Map Amendment Application G-955 to be consistent with the Approved and Adopted Burtonsville Crossroads Neighborhood Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Burtonsville Crossroads Neighborhood Plan.

The evidence of record for Sectional Map Amendment G-955 consists of all record materials compiled in connection with the County Council public hearings on the Planning Board Draft of the Burtonsville Crossroads Neighborhood Plan, dated September 20, 2012, and all record materials compiled in connection with the public hearing held by the Council on February 26, 2013 on Sectional Map Amendment G-955.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

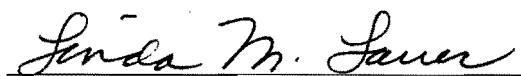
The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. G-955, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Burtonsville Crossroads Neighborhood Plan consisting of approximately 191 acres, more or less, is GRANTED. Approximately 72.29 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Burtonsville Crossroads Neighborhood Plan.

Table 1: Parcels to be Rezoned

Area	Existing Zones	Proposed Zone	Acres
1	C-1, O-M, RC	CRT 1.5 C 1.0 R 1.25 H 75	33.28
2	C-2	CRT 1.5 C 1.0 R 1.25 H 70	15.83
3	C-2, 1-1, RC	CRT 1.5 C 1.0 R 1.25 H 70	9.07
4	C-2	CRN 1.5 C 1.0 R 0.5 H 45	13.35
5	RC	C-2	0.76
		Total Changes	72.29

This is a correct copy of Council action.

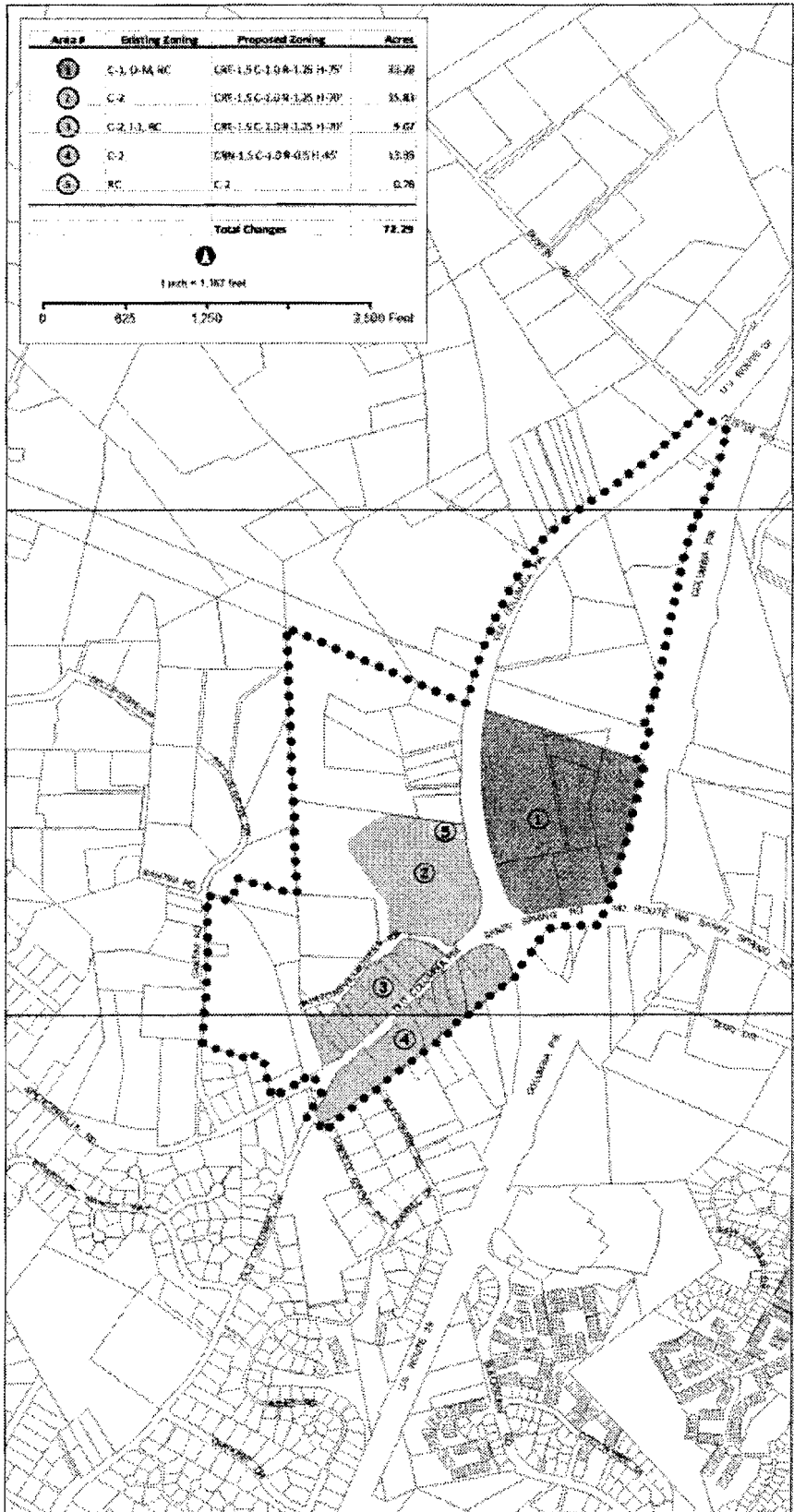

Linda M. Lauer, Clerk of the Council

SECTIONAL MAP AMENDMENT FOR BURTONSVILLE CROSSROADS NEIGHBORHOOD SECTOR PLAN

Area #	Existing Zoning	Proposed Zoning	Acres
①	C-1, D-M, RC	CRF-1.5C-1.0-R-1.25 H-75'	33.78
②	C-2	CRF-1.5C-1.0-R-1.25 H-70'	33.81
③	C-2, I-1, RC	CRF-1.5C-1.0-R-1.25 H-70'	9.67
④	D-2	CRF-1.5C-1.0-R-1.25 H-45'	13.86
⑤	RC	C-2	0.78
Total Changes			72.29

1 inch = 1,187 feet

0 625 1,250 2,500 Feet



222

221

220

NE04